

Page 1: DRC Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

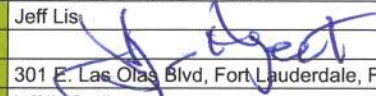
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Federal Golf, Inc.
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	3801 Bayview Drive, Fort Lauderdale, FL 33308
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Jeff Lis
Applicant / Agent's Signature	
Address, City, State, Zip	301 E. Las Olas Blvd, Fort Lauderdale, FL 33301
E-mail Address	jeff.lis@stiles.com
Phone Number	954-627-9346
Letter of Consent Submitted	yes

Development / Project Name	3800 N. Federal Highway
Development / Project Address	<u>Existing:</u> 3850 N. Federal Highway <u>New:</u> 3800 N. Federal Highway
Legal Description	Coral Ridge Country Club Add No 1-40-18 B Parcel B W 150 & Coral Ridge Country Club Add No 1-40-18 B Parcel B E 150
Tax ID Folio Numbers (For all parcels in development)	4942 24 08 0030 & 4942 24 08 0020
Request / Description of Project	4 acre retail development totaling 36,771 square feet
Total Estimated Cost of Project	\$ 12,000,000 (Including land costs)

NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$ N/A	Fee Calculator: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm
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Current Land Use Designation	Commercial
Proposed Land Use Designation	Commercial
Current Zoning Designation	B-1
Proposed Zoning Designation	B-1
Current Use of Property	Vacant Land
Number of Residential Units	N/A
Non-Residential SF (and Type)	36,711 sf retail
Total Bldg. SF (include structured parking)	36,711
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

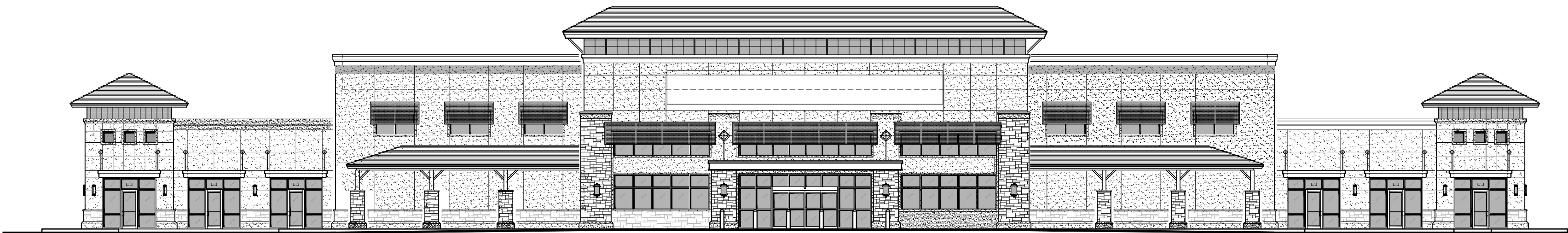
Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	Not Specified	3.59 Acres
Lot Density	Not Specified	N/A
Lot Width	Not Specified	316.99' and 169.00'
Building Height (Feet / Levels)	150'-0"	40'-4" / Single Story
Structure Length	Not Specified	260'-0" and 98'-6"
Floor Area Ratio	No Maximum FAR	0.235
Lot Coverage	Not Specified	23.5%
Open Space	Not Specified	37,418 SF (23.8%)
Landscape Area	20% VUA (82,309 SF) = 16,462 SF	20,201 SF (24%)
Parking Spaces	148 Spaces (1/250 GFA)	187 Spaces

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [W]	5'-0" Setback	129'-11" Setback
Side [N]	10'-0" Setback	60'-2" Setback
Side [S]	10'-0" Setback	13'-0" Setback
Rear [E]	15'-0" Setback	23'-1" Setback

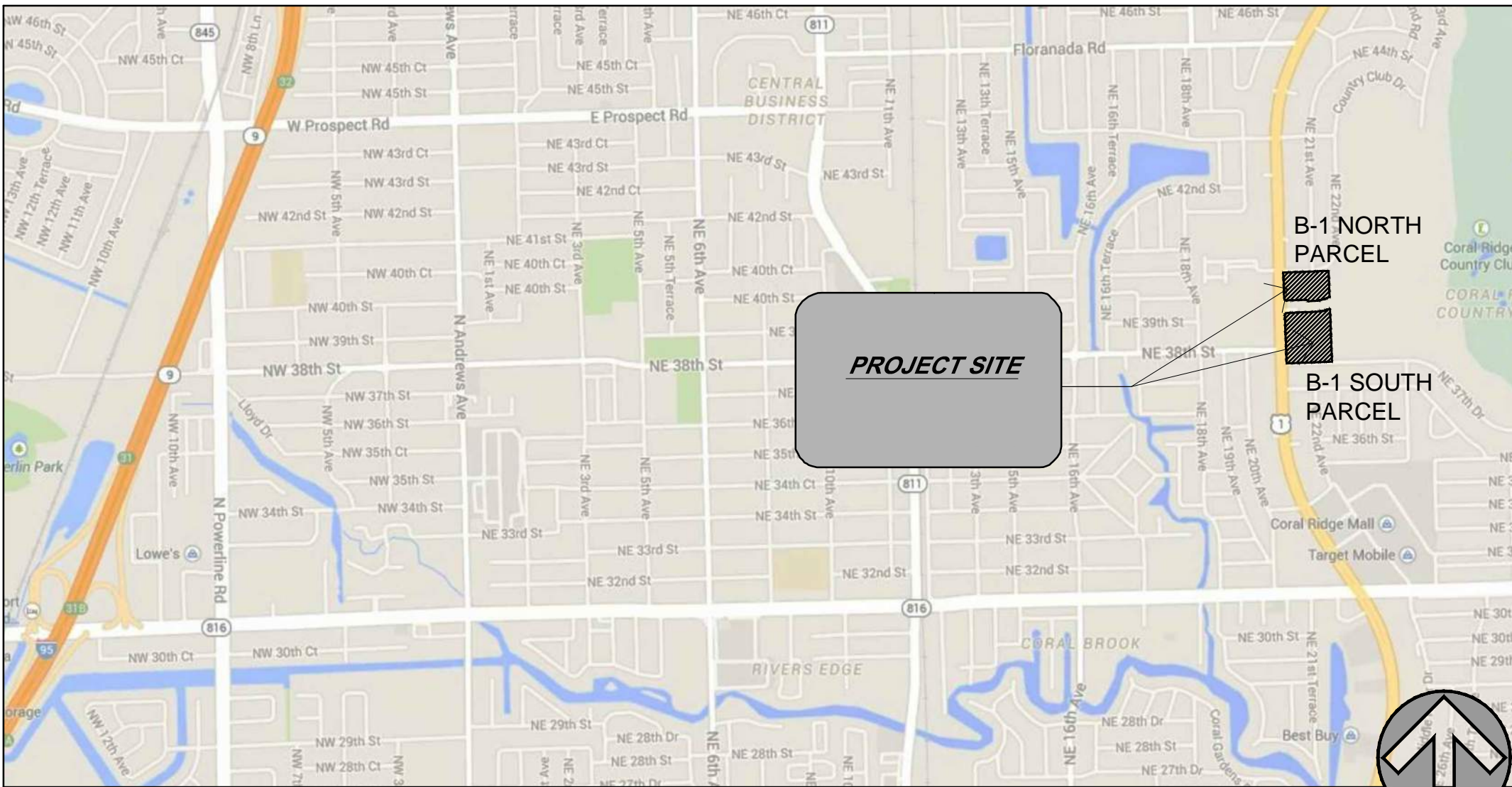
OVERALL SITE PLAN FOR PROPOSED :
RETAIL / GROCER SITE:

3850 NORTH FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA. 33308

DRC SUBMITTAL 2/10/2015



WEST ELEVATION



LOCATION MAP

NTS

OWNER:

FEDERAL GOLF, INC.
3850 N. FEDERAL HIGHWAY
FORT LAUDERDALE, FL 33308

ARCHITECT:

STILES ARCHITECTURAL GROUP
301 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FL 33301
P: (954) 627-9180
FAX: (954) 627-9189

LANDSCAPE ARCHITECT:

ARCHITECTURAL ALLIANCE LANDSCAPE
612 SW 4TH AVE
FT LAUDERDALE, FL 33315
P:(954) 764-8858

MEP CONSULTANT:

KAMM CONSULTING
1407 NEWPORT CENTER DRIVE
DEERFIELD BEACH, FL 33442
P: (954) 949-2200
FAX: (954) 949-2201

CIVIL ENGINEER:

BOTEK THURLOW ENGINEERING, INC.
3409 NW 9TH AVE
SUITE 1102
FT LAUDERDALE, FL 33309
P: (954) 568-0888
FAX: (954) 568-0757

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LEGAL DESCRIPTION

B-1 NORTH PARCEL

LEGAL DESCRIPTION:

A portion of of Parcel "B", CORAL RIDGE COUNTRY CLUB ADDITION NO. 1, according to the Plat thereof, as recorded in Plat Book 40, Page 18, of the public records of Broward County, Florida, more fully described as follows:

Commencing at the Southwest corner of said Parcel "B"; thence North 01°52'47" West, on the West line of said Parcel "B", being the East right-of-way line of Federal Highway (U.S. #1), a distance of 430.99 feet to a point of curve and to the Point of Beginning; thence Southerly and Easterly on a curve to the left, whose radius point is perpendicular to the last described course, with a radius of 16.00 feet, a central angle of 90°00'00", an arc distance of 25.13 feet to a point of tangency; thence North 88°07'13" East, a distance of 116.74 feet to a point of curve; thence Easterly on said curve to the right, with a radius of 41.00 feet, a central angle of 40°52'52", an arc distance of 29.95 feet; thence North 88°07'13" East, a distance of 43.00 feet to a point of curve; thence Easterly on said curve to the left, with a radius of 28°24'55", an arc distance of 100.97 feet; thence North 01°52'47" West, on the East line of said Parcel "B", a distance of 171.95 feet; thence South 88°09'25" West, on a line 600.00 feet North of and parallel with the South line of said Parcel "B", a distance of 300.00 feet; thence South 01°52'47" East, on the said West line of said Parcel "B", being the East right-of-way line of Federal Highway (U.S. #1), a distance of 169.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 56,187 square feet or 1.2897 acres more or less.

B-1 SOUTH PARCEL

LEGAL DESCRIPTION:

A portion of of Parcel "B", CORAL RIDGE COUNTRY CLUB ADDITION NO. 1, according to the Plat thereof, as recorded in Plat Book 40, Page 18, of the public records of Broward County, Florida, more fully described as follows:

Beginning at the Southwest corner of said Parcel "B"; thence North 01°52'47" West, on the West line of said Parcel "B", being the existing East right-of-way line of Federal Highway (U.S. #1), a distance of 317.32 feet; thence to a point of curve; thence Northerly and Easterly on said curve to the right, with a radius of 16.00 feet, a central angle of 90°00'00", an arc distance of 25.13 feet to a point of tangency; thence North 88°07'13" East, a distance of 186.58 feet to a point of curve; thence Easterly on said curve to the left, with a radius of 291.00 feet, a central angle of 19°33'38", an arc distance of 99.35 feet; thence South 01°52'47" East, on the East line of said Parcel "B", a distance of 349.98 feet; thence South 88°09'25" West, on the South line of said Parcel "B", a distance of 300.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 100,410 square feet or 2.3051 acres more or less.

REVISIONS :

SEAL

CONSULTANT

STILES
ARCHITECTURAL GROUP



301 East Las Olas Blvd
Fort Lauderdale, Florida,
954 - 627- 9180 33301
FL REG # AA-26001798

OVERALL SITE PLAN FOR PROPOSED :

RETAIL / GROCER SITE:

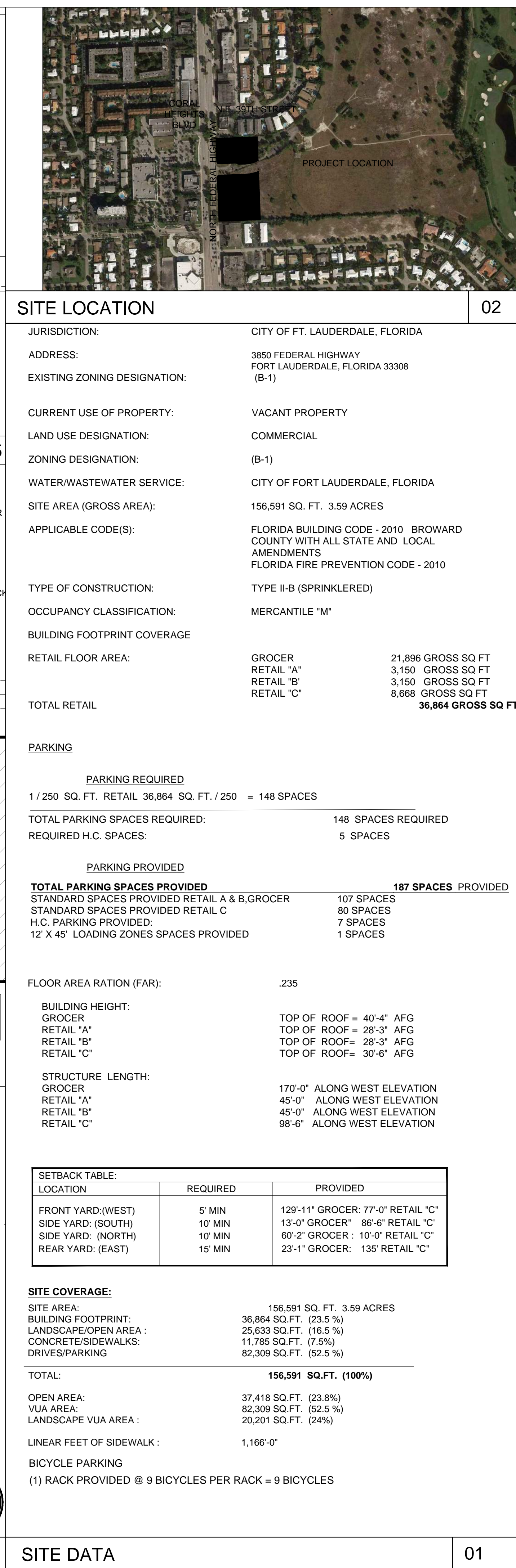
3850 NORTH FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA. 33308

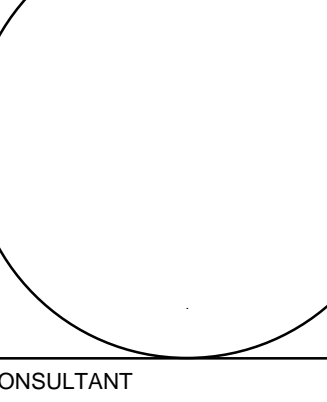
COVER SHEET

A-0.0

PROJECT NO.
73830
DRAWN BY :
G.L.
CHECKED BY :
J.A.M. III
DATE :
February 9, 2015

73830 SPA_A-0.0 COVER SHEET.DWG



SEAL 	
CONSULTANT 	

STILES
ARCHITECTURAL GROUP

301 East Las Olas Blvd
Fort Lauderdale, Florida.
954 - 627- 9180 33301
FL. REG # AA-26001798

OVERALL SITE PLAN FOR PROPOSED :

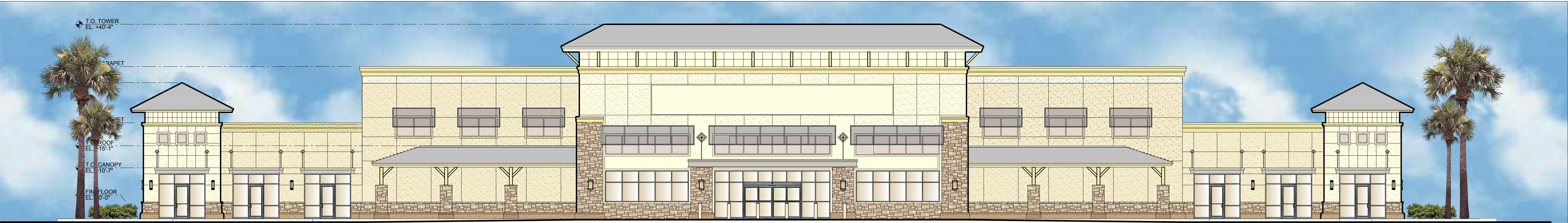
RETAIL / GROCER SITE:

3850 NORTH FEDERAL HIGHWAY
FORT LAUDERDALE FLORIDA 33308

SITE PLAN

A-1.0

PROJECT NO.
73830
DRAWN BY :
G.L.
CHECKED BY :
J.A.M. III
DATE :
February 9, 2015



COMPOSITE EXTERIOR ELEVATION - WEST

SCALE: $\frac{3}{32}"=1'-0"$

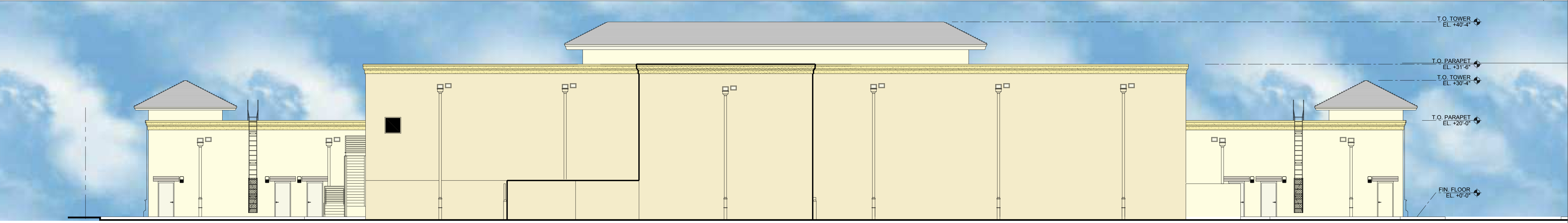
01



COMPOSITE EXTERIOR ELEVATION - NORTH

SCALE: $\frac{3}{32}"=1'-0"$

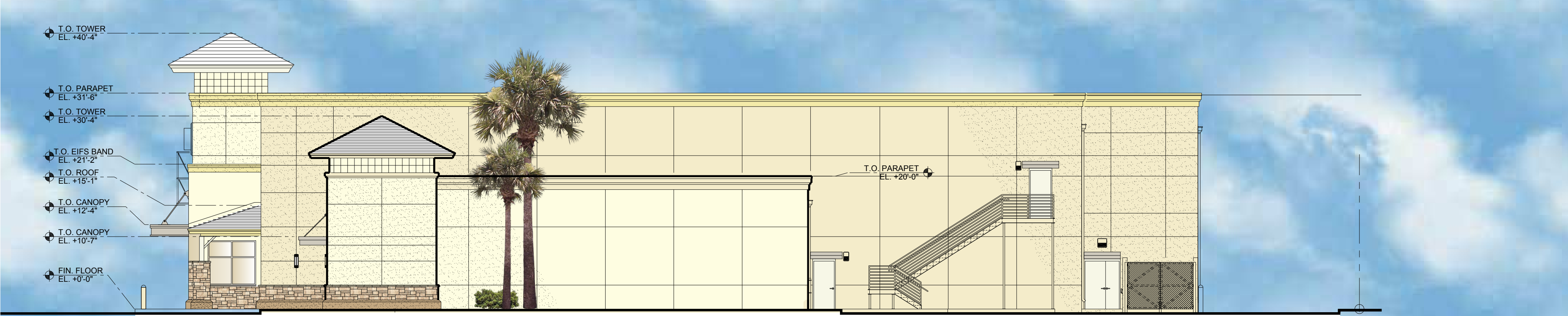
02



COMPOSITE EXTERIOR ELEVATION - EAST

SCALE: $\frac{3}{32}"=1'-0"$

03

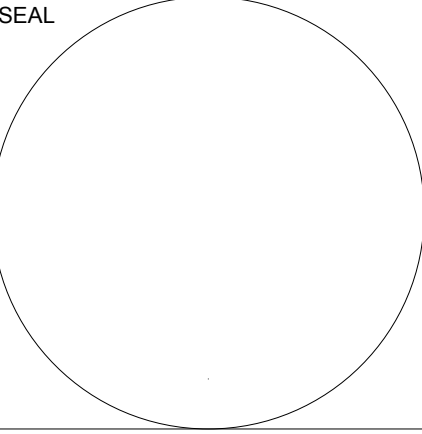


COMPOSITE EXTERIOR ELEVATION - SOUTH

SCALE: $\frac{3}{32}"=1'-0"$

04

REVISIONS :



CONSULTANT

STILES
ARCHITECTURAL GROUP
301 East Las Olas Blvd
Fort Lauderdale, Florida 33301
954 - 627- 9180 33301
FL. REG # AA-26001798

OVERALL SITE PLAN FOR PROPOSED :
RETAIL / GROCER SITE:
3850 NORTH FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA, 33308

EXTERIOR ELEVATIONS
RETAIL A AND B

A-6.1

PROJECT NO.
73830
DRAWN BY :
G.L.
CHECKED BY :
J.A.M. III
DATE :
February 9, 2015

THREE EXTERIOR ELEVATIONS, COLORED BLUE & L, 02/09/2015

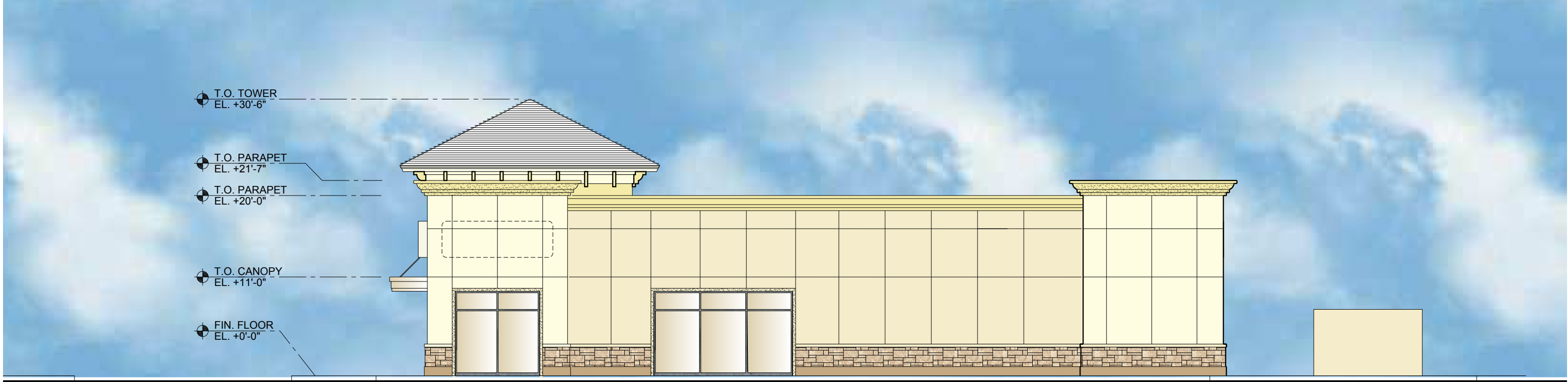


RETAIL "C"

COMPOSITE EXTERIOR ELEVATION - WEST

SCALE : 1/16"

01

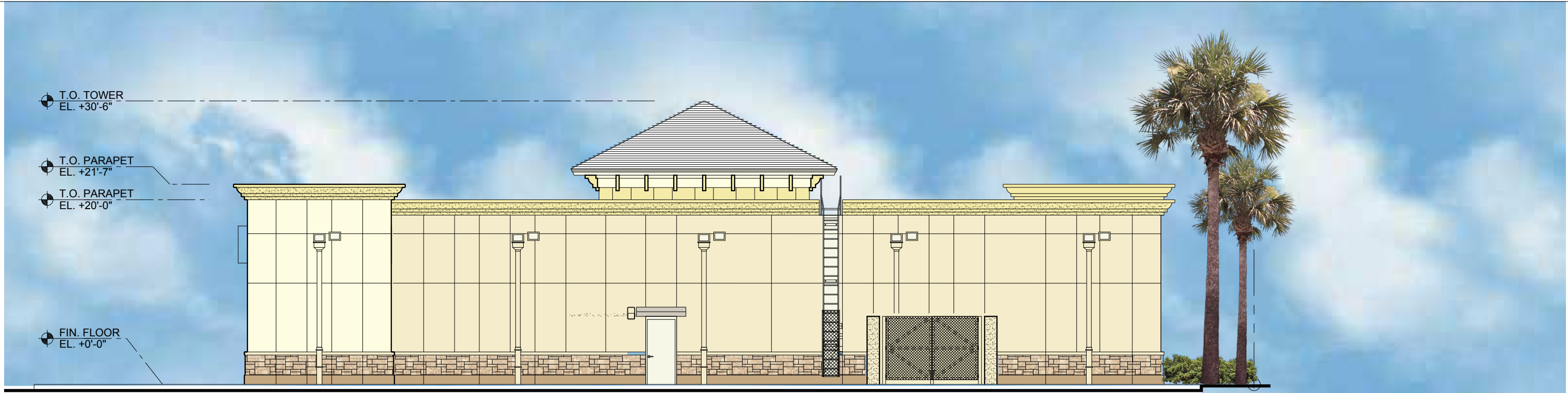


RETAIL "C"

COMPOSITE EXTERIOR ELEVATION - NORTH

SCALE : 1/16"

02



RETAIL "C"

COMPOSITE EXTERIOR ELEVATION - EAST

SCALE : 1/16"

03



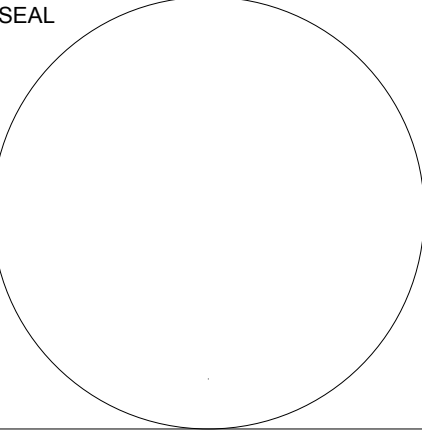
RETAIL "C"

COMPOSITE EXTERIOR ELEVATION - SOUTH

SCALE : 1/16"

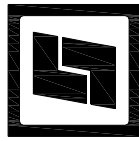
04

REVISIONS :



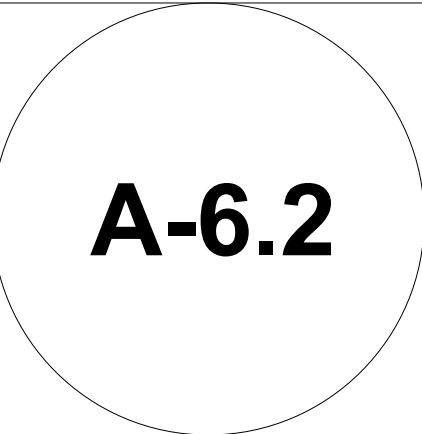
CONSULTANT

STILES
ARCHITECTURAL GROUP
301 East Las Olas Blvd
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL. REG # AA-26001798



OVERALL SITE PLAN FOR PROPOSED :
RETAIL / GROCER SITE:
3850 NORTH FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA, 33308

EXTERIOR ELEVATIONS
RETAIL C



PROJECT NO.
73830
DRAWN BY :
G.L.
CHECKED BY :
J.A.M. III
DATE :
February 9, 2015

THREE EXTERIOR ELEVATIONS, COLORED BLUE & L, 2015.DWG



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: March 10, 2015

Project Name: Federal Golf, Inc. / 3800 N. Federal Highway

Case Number: R15014

Request: Site Plan Level II Review: 36,711 sf Retail Development

Location: 3800 N. Federal Highway

Zoning: Boulevard Business (B-1)

Land Use: Commercial

Project Planner: Randall Robinson

Case Number: R15014

CASE COMMENTS:

Please provide a response to the following:

1. Please be aware the proposed development may be required to meet the elevation standards of the American Society of Civil Engineers/Structural Engineering Institute (ASCE/SEI) for Design Flood Elevation (DFE) and in conformance with Section 1612.4, Design and Construction of the Florida Building Code. All applicants are encouraged to discuss these requirements in detail with the City's Flood Plain Manager or his/her designee.
 - Property Flood Zone(s) AH Elevation 6 BFE +1
 - Does Flood Zone cross a Structure Yes or No
 - **Sec. 14-11. - Specific methods of construction and requirements. Read entire Section of 14-11**
(2) *Limitation on use of fill to support buildings and structures.* The use of fill to elevate buildings and structures is not permitted, (with the exception of the interior area of slab-on-stem-wall construction). Minor grading, and the placement of minor quantities of fill, shall be permitted for landscaping and for drainage purposes under and around buildings and for support of parking slabs, pool decks, patios, walkways, and similar ancillary uses.
2. Plans shall show :
 - Type of Construction - _____
 - Type of Occupancy Group - _____
 - Exposure Category C.
 - Risk Category II.
 - Ultimate design wind speed 170MPH
 - Building Design Loads ASCE 7-10
3. Elevations on survey and plans shall be based on the North American Vertical Datum (NAVD) 1988, per the new revised NFIP FIRM Maps.
4. Page A-1.0 Ground floor Elevations heights required.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. This review is to assist with and help preempt design conflicts. This review does not constitute compliance with the Florida Building Code nor does it alleviate submittal to the building department for a complete review for code compliance.

Please consider the following prior to submittal for Building Permit:

1. Take a proactive approach when drawing the plans. Provide detailed information that would help the department to review and approve your drawings on the first review.

107.7.4 Any specifications in which general expressions are used to the effect that "work shall be done in accordance with the Building Code" or "to the satisfaction of the Building Official" shall be deemed imperfect and incomplete, and every reference to this Code shall be by section or sub-section number applicable to the materials to be used, or to the methods of construction proposed.

107.7.5 Plans shall be adequately identified.

2. See our website for our submittal check list and other important forms.
http://www.fortlauderdale.gov/building_services/fax%20permitting/permits.htm

Case Number: R15014

RIGHT OF WAY / EASEMENT DEDICATIONS REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. Per the most current Broward County Road Jurisdiction & Functional Classification Map, verify that 120' R/W is reserved for N. Federal Hwy. (U.S. 1), which is under Florida Department of Transportation (FDOT) jurisdiction; label in the DRC plans as appropriate.
- b. Show and label required 5' (min.) permanent easement dedication to the public, for portion of proposed 10'-wide sidewalk fronting N. Federal Hwy.

CASE COMMENTS:

A. Please respond to Comments 1 through 33 prior to Final DRC sign off

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holguin at 954-828-5675 or jholguin@fortlauderdale.gov.
 - b. Prepare & submit an application for a Developer Agreement (Water & Wastewater permit packages) with the Department of Sustainable Development. Coordinate the submittal through Alex Scheffer, P.E. – Urban Design Engineer at (954) 828-5123 or ascheffer@fortlauderdale.gov.
 - c. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS coordinate with Alia Awwad, P.E. [(954) 828-6078 or aawwad@fortlauderdale.gov] and/or Eric Houston [(954) 828-5216 or ehouston@fortlauderdale.gov] with the Transportation & Mobility Department to fulfill transport aspect of the Adequacy requirements.
 - d. Coordinate the minimum Finished Floor Elevation and site grading approval with Richard Benton – City Floodplain Manager at (954) 828-6133 or rbenton@fortlauderdale.gov.
2. Please be advised that all proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County (BCHECD) and City Right of Way are subject to issuance of a Right of Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities the authority to remove improvements for any public purpose in the future.

Please coordinate and provide approval from the following agency(ies) for the improvements along:

- a. N. Federal Highway – Florida Department of Transportation (FDOT)
3. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 (tammy.campbell@dot.state.fl.us) to inquire whether the SIS approval is required for the proposed development.

4. The 'Proposed 100' Ingress/Egress and Utility Easement' called out on the ALTA/ACSM Land Title Survey, which cuts through the proposed Retail/Grocer Site, should have the same delineation and easement description as the '100' Ingress/Egress Drainage and Utility Easement' featured on the '3850 Federal' plat (also prepared by McLaughlin Engineering Co.); also, this 100' easement width doesn't appear to be consistently or accurately incorporated into the remainder of the DRC plan set.
5. ALTA/ACSM Land Title Survey – Callout distance/bearing, curve data, etc. for delineation of the 'Proposed 100' Ingress/Egress and Utility Easement', similar to what's featured on the '3850 Federal' plat.
6. For consistency, the 10'-wide 'Utility Easement' shown and labeled on either side of the '100' Ingress/Egress Drainage and Utility Easement' featured on the '3850 Federal' Sheet WS-1, should also be shown in the DRC plans set Sheet WS-1.
7. Main Site Ingress/Egress intersection with the street that splits the proposed Retail/Grocer site – Consider the use of traffic calming devices such as Roundabouts, Table Top Intersection (Speed Tables), and Raised (Pedestrian) Crossings.
8. Proposed 10'-wide sidewalk fronting N. Federal Hwy. – Show tie-in with existing sidewalk at north and south boundaries of the proposed development.
9. Proposed roadway approach to N. Federal Hwy. – At street intersections, the right-of-way line shall be the chord of a twenty-five (25) foot radius for the intersection of a minor and a major street (per ULDR Section 47-24.5.D.p); this delineation appears to be shown on the ALTA/ACSM Land Title Survey, but should also be shown and labeled as appropriate into the remainder of the DRC plan set.
10. Proposed roadway approach to N. Federal Hwy. – Sight triangles should be located 25' from the intersection point of the extended property lines at a street and a street (per ULDR Section 47-2.2.Q.3); also, provide FDOT sight triangle on the Site Plan (per the most current FDOT Design Standards).
11. Site Ingress/Egress intersections with the street that splits the proposed Retail/Grocer site – Show and label sight triangles as appropriate (per ULDR Section 47-2.2.Q), for safe and adequate access of drivers and pedestrians.
12. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in [Section 47-35](#) of the ULDR.
13. Provide details for the proposed 'Landscape Wall(s)' called out on Sheet A-1.0.
14. Inconsistencies noted between Sheet A-1.0 and Sheet PGD-1, such as: extents of new sidewalk on north side of street that splits the proposed Retail/Grocer site; locations of 'Proposed Monument Sign(s)' fronting N. Federal Hwy; disposition of existing 5'-wide sidewalk where it intersects the street that splits the proposed Retail/Grocer Site; and layout of 'Striped Area' located in the SE corner of the proposed development.
15. Show and label typical roadway section for raised median divided street that splits the proposed Retail/Grocer site.
16. Discuss typical roadway section for N. Federal Hwy. (NB direction only) and along the south property line, that illustrates the 'Proposed Perimeter Berm(s) at Elevation 6.5' NAVD' callouts shown on Sheet PGD-1.
17. No backing into a public roadway shall be permitted for Type II loading zones, such as what's shown with WB-67_Sag semi-trailer vehicle turning template on Sheet A-1.2.

18. Verify and discuss if proposed on-site closed drainage systems are allowed to connect with curb inlets located along the street that splits the proposed Retail/Grocer site (located within the 'Proposed 100' Ingress/Egress and Utility Easement').
19. Verify if mid-block pedestrian crossing, shown transverse across the street that splits the proposed Retail/Grocer site, should be encouraged with proposed directional curb ramps as shown on Sheet PGD-1.
20. Dimension all roadway and parking areas, specifically widths, turning radii and parking spots.
21. Please be advised that any road cuts for utilities or curb cuts within 50' in the City Right of Way shall be restored to full lane width, per City Code of Ordinances Section 25-108.
22. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of utilizing sustainable or low impact (cisterns, pervious pavers, etc.) uses for landscaping along the streetscape.
23. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Construction Phasing Exhibit
 - b. Right of Way / Easement Dedication / Vacation Exhibit
 - c. Maintenance Agreement Area Exhibit
 - d. Revocable License Area Exhibit
24. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.
25. Prepare and submit an erosion and sediment control plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding rights of way, stormwater facilities, and neighboring water bodies.
26. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water main shall be constructed with DIP piping in the City Right-Of-Way.
 - c. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
 - d. Signing and marking plan, including the radii all landscaping and pavement areas.
27. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown, the perimeter berm, and finished floor elevations are met and how the 25-year, 3-day storm event is maintained on site with zero discharge to right-of-way and adjacent properties. In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's right-of-way.

28. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
29. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).
30. Provide typical cross sections and section profiles along all property lines. Also show how the existing and proposed grades will tie to one another.
31. Show spot elevations along the perimeter (property lines) on the paving and grading plan.
32. Show utilities on the lighting and landscaping plans for potential conflict.
33. Please discuss the locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at rjohnson@fortlauderdale.gov or (954) 828-7809.

B. Respond to Comments 34 through 46 prior to Engineering Permit Approval

34. Resolve the minimum standards for the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
35. Please be advised that all proposed improvements within or adjacent to the City's right-of-ways are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a maintenance agreement shall be executed with the City acknowledging that the Applicant will maintain all the facilities, landscaping, and hardscaping improvements within the City's right-of-way.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

36. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at (954) 357-6632 or EKalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dogniaux with the Broward County Transit Division at (954) 357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
37. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
38. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.

39. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, right-of-way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
- a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 1. Include a narrative for each phase along with roadways utilized for materials delivery
 2. Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
 3. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
 4. Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
 5. Show location and type of construction crane(s), including span radius
 6. Indicate location and number of portable rest rooms, dumpsters, and trash chutes
 7. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
 8. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
 9. Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
 10. Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
 11. Show location of parking for inspectors and construction personnel. Include all off site parking- location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
 12. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
 13. Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
 14. Indicate where and how concrete trucks will stage during multiple yardage pours
 15. Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
 16. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
 17. Show locations of truck wash-off area and procedures, including tires and concrete chutes
 18. Indicate schedule for street sweeping of periphery of construction site
 19. Indicate if dewatering is proposed.
40. Obtain a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954/519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.

41. Apply and obtain a SFWMD dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
42. Contact the Broward County Transit to determine whether the project is within the Transportation Concurrency Exception Area (TCEA) and subject to road impact fees. The City's Transportation Element requires developers within the TCEA to meet with and include the Broward County Transit representatives in proposed enhancements or improvements to their systems. Please contact Pierre Dogniaux (B.C. Transit) at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
43. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
44. Please note that any lighting onsite or in the City's right-of-way (ROW) or both, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the ROW shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a revocable license agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the right of way. Please contact the Facilities Maintenance office, David Smith at (954) 828-6560, for information concerning the lighting within the City's Right-Of-Way.
45. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
46. Please discuss with City Public Works Department - Utilities, Rick Johnson at (954) 828-7809, concerning the proposed methods of noise, vibration, and odor mitigation.

Case Number: R15014

CASE COMMENTS:

Please provide a response to the following:

1. As per ULDR Sec.47-25.3. A. 3. d. Neighborhood Compatibility Requirements, provide a landscaped strip area and a physical barrier between site and residential property. Such landscape strip shall meet the following requirements: A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover and the width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.
2. Parking rows are to begin and end with landscaping islands containing shade trees. This area is to be a minimum of 8' wide measured inside curbing (for example, the parking along south side of grocer building, and palm/small trees replaced with canopy trees in proposed islands, NW corner of retail site, the west parking row)
3. Consider staggering the interior landscaped islands to increase canopy coverage within the vehicular use areas.
4. Dumpster enclosures shall be landscaped with a continuous planting on three sides of the enclosure, as per ULDR 47-19.4. Please clearly note and illustrate this on plans.
5. Provide canopy street trees at one tree per 30 linear feet as a replacement for Royal Palms.
6. Light pole locations are not to be within 15' of tree locations. Note this on photometric, electrical, site and landscape plans to help avoid conflicts during construction.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
2. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
3. Provide irrigation plan illustrating an automatic system which provides 100% coverage, 50% overlap and rain sensor shut off device. This is to include the rights-of-way areas and the outside of buffer yard wall.

Case Number: R15014

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>).
- 2) The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination of consistency with the City's Comprehensive Plan Goals, Objectives and Policies.
- 3) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require re-platting. If re-platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restrictions.
- 4) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Sec. 47-25.2, Adequacy Requirements
 - b. Sec. 47-25.3, Neighborhood Compatibility
- 5) Project must comply with neighborhood compatibility wherever it borders on residential zoning.
- 6) Pursuant to ULDR Sec. 47-22.4.C.8, provide a master sign plan detailing the information below. Please note, any proposed signs will require a separate permit application:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of any proposed signage (height, width, depth, etc.);
 - c. Proposed sign copy; and
 - d. Proposed colors and materials.
 - e. Provide details of entry features.
- 7) Pursuant to ULDR Sec. 47-23.9, Interdistrict Corridor, this site is located in a corridor that is intended to accommodate pedestrian connectivity. Consider the following pedestrian improvements:
 - a. Shifting the existing sidewalk along Federal Highway to allow for placement of a landscape buffer with appropriate canopy trees (while not conflicting with overhead power lines) to create a safer environment and remove pedestrians from being directly adjacent to vehicular traffic.
 - b. If possible, increase the width of sidewalk to minimum of 7 feet.
 - c. Installing pavers at pedestrian crossings within the site to resolve pedestrian/vehicle conflicts and ensure safe, pedestrian-friendly environment for the project.
 - d. Reducing the width of the main entry drive-isle for safer pedestrian environment and providing a wider median with shade trees to allow pedestrians a safe harbor while crossing.
- 8) Pursuant to ULDR Sec. 47-25.3.A.3.d, Bufferyard Requirements, where the site is contiguous to the RMM-25 zoning district, a wall shall be required on nonresidential property a minimum of 5 feet high. Demonstrate how this project addresses the buffering requirement based on existing conditions and compliance with the ULDR.

- 9) Provide the following changes on site plan:
In order to promote a spatial framework to support pedestrian & multi-modal options, encourage direct pedestrian access from sidewalk and create a more positive public realm experience along US 1:
- Shift ancillary retail spaces towards the street to line up with buildings on adjacent parcels, including the proposed building to the south;
 - Extend entry drive medians further into shopping center intersection to reduce paved area and provide more room for shade trees to support proper shade tree growth & long-term sustainability;-
 - Indicate shopping cart collection areas and pedestrian access points-
 - Include a pedestrian path to the Park along south side of property enhancing visibility and pedestrian access to the park.
 - The sidewalks at the main entrance to the shopping area and which link pedestrians to the amenities and park should be clearly designated with appropriate design and material treatments that provide designated crossings, which are recognizable to vehicular traffic. Remove loading crossing from this area and accommodate elsewhere on site to address safety and potential pedestrian/vehicular conflicts.
 - If the construction is going to be completed in phases, please show how the buildings will be phased on the site plan and improvements associated with each phase.
 - Stagger tree islands in parking lot to more evenly distribute shade trees.
- 10) Provide the following changes on the elevations:
- Provide articulation on rear walls of proposed buildings, as they will be plainly visible from the park.
- 11) Provide additional screening of the buildings as seen from the residential area and park, by incorporating additional trees; Create a layered effect with landscaping to buffer back walls from park.
- 12) Provide roof plan for all structures indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.
- 13) It is recommended the following pedestrian and bicycle-related comments be addressed:
- In order to facilitate bicycle patrons, provide bicycle parking in visible, well-lit areas as close as possible to entryways/doors. In addition, where possible, locate bicycle parking facilities in an area that is covered.
 - Send email to kmendrala@fortlauderdale.gov for information on bicycle parking standards and to obtain a copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
- 14) The City's Comprehensive Plan and ULDR, in compliance with state concurrency laws, requires developments that may impact mass transit services to be evaluated by the provider of those services. The applicant is advised to meet with Broward County Transit to verify availability of service, or to obtain information on any needed enhancements to assure service. Contact Noemi Hew, Broward County Transit at 954-357-8380, and provide documentation of the result of this consultation.
- 15) Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious parking, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
- 16) Provide color renderings or pedestrian-level perspectives that depict how the overall project will be viewed from Federal Highway.

- 17) Please be aware that the proposed development will be required to meet the minimum FEMA NFIP elevation requirements, and may be required to meet the higher standards required by City Ordinance Chapter 14, Florida Building Code Residential Section R322, or Florida Building Code 1612. All applicants are encouraged to discuss these requirements in detail with the City's Chief Building Official or his/her designee. Prior to Final DRC sign-off, applicant is required to submit two signed/sealed originals of the "Flood Zone Data" form along with all other submittal requirements.

General Comments

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

- 18) Provide a written response to all DRC comments within 180 days.
- 19) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-5265) to review project revisions and/or to obtain a signature routing stamp.
- 20) All construction activity must comply with Sec. 24-11, Construction sites. Contact John Madden, Chief Building Inspector (954-828-5255) to obtain his signature on the final DRC plans.
- 21) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and location receives approval from the Building Service Department's DRC Representative.

Case Number: R15014

CASE COMMENTS:

Please provide a response to the following:

1. All glazing should be impact resistant.
2. The business should be equipped with an intrusion alarm system and a silent, manually activated robbery and emergency alarm system for police response. The system should have a cellular and / or battery backup feature.
3. All entry and exit doors should be solid, impact resistant or metal and be equipped with a secondary deadbolt locking system.
4. All entry and exit doors should provide a view of the exterior or be equipped with a view port or 180 degree peephole for security.
5. The business should be equipped with a Closed Circuit TV (CCTV) system that covers the entry and exit points, cashier's counters, main office, storage areas, loading docks and the parking lots.
6. Any exterior door **not** designated for public access should have access control features to prevent unauthorized intrusion.

GENERAL COMMENTS:

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

Case Number: R15014

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your complex creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line. Adequate space should be provided within dumpster enclosure to accommodate wheeled recycling carts.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City
4. Service Days shall be: No restriction for Commercial collection.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
6. Solid Waste Collection shall be on private property. Container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
7. Ensure **site plan** clearly indicates (labeled) locations of all solid waste and recycling containers and/or compactor(s) for all uses as proposed in application. Each container must be identified as Trash and Recycling. Dumpster for Retail C containers must be identified
8. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
9. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
10. Containers: must comply with 47-19.4
11. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, **protective bollards**, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, smooth surface walkway to accommodate wheeled containers. Dumpster for Retail C needs bollards.
12. Draw equipment on plan to show location of the containers inside the trash room. *Clarify whether uses on site will utilize compactor, carts and/or dumpster.*
13. Trash Room services will be handled by private collector, or Trash Room services will be done by on-site personnel, or Trash Room services will be done custodial staff.
14. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.

15. **If applicable**, provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
16. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether is Pre or Final DRC.
 - o Letter should be created on formal letterhead describing what services are to be provided for solid waste and recycling including:
 - Type and size of containers, frequency of service, service provider if known; and
 - Any additional details such as: container type(s), on-site handling and logistics for waste and disposal, specific dimensions as needed (e.g. compactor side and height clearance for haulers' accessibility).
 - For this proposed site plan, please describe whether the accessibility gate that is garage-type (i.e. roll-up) or swing-type (i.e. open/close) gate.
 - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to gmaldonado@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC: None

Case Number: R15014

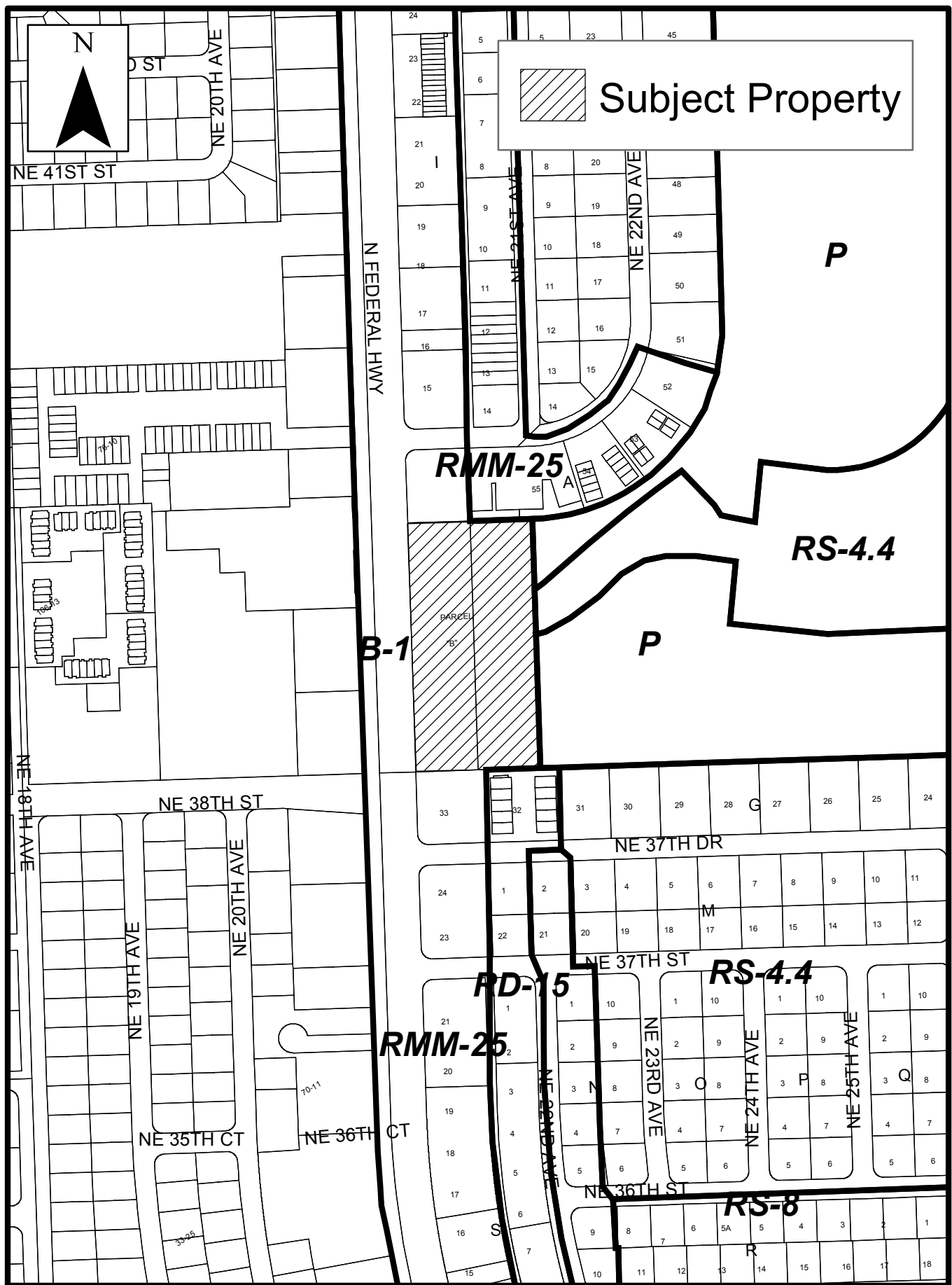
CASE COMMENTS:

1. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Ensure short-term bicycle parking requirements are met.
2. Consider providing covered bicycle parking per the APBP Bicycle Parking Guidelines.
3. Provide a traffic impact statement. Coordinate with the Transportation and Mobility Department to discuss a traffic impact study.
4. Consider reducing the provided parking to encourage multimodal transit.
5. Ensure all sidewalks on the site are a minimum of 7' in width.
6. Ensure all sidewalks and curb cuts are unobstructed and ADA accessible.
7. Additional comments may be provided upon further review.
8. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov or Alexandra Saiz at 954-828-3721 or asaiz@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.



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R15014